

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-0443-23 **Applicant:** Mr & Mrs M Lawson
Proposal: Single storey rear extension and alterations to dwelling
Location: 56 Hatt Close Moulton Spalding
Terminal Date: 6th July 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a single storey rear extension and alterations to dwelling at 56 Hatt Close. This development would measure at 3290mm (width) and 13900mm (length), the overall height of the extension would come up just over half of the existing dwelling. The alterations include the design of the dwelling and some changes internally.

Site Description

The site is within the settlement boundary of Moulton, as outlined within the South East Lincolnshire

Local Plan, 2019 (SELLP). The dwelling is a two storey house and is of a similar size to the others down this road. It is made of red brick with a tiled roof, it has white uPVC frames and doors. This is a common theme for houses in this area. It has a brick driveway level with the garages and has gravel stones on either side. It has a boundary fence on either side of the property including. The rear garden currently has lots of rubble and debris as the house is currently being worked on.

History

H13-0809-87 - Extension to house - Approved

Consultation Responses

No consultation responses.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. Likewise, Policy 2 of the SELLP, states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The measurements of the development will be 13900mm (length), this is the same length as the existing house. It projects 3290mm from the rear elevation of the dwelling. The overall height of the proposal will be just over half the height of the dwelling at the point of the eaves. When compared to the existing dwelling these measurements are considered to be acceptable and proportionate.

The material and design of the house will be changing to match what the extension will be using made of, whilst it doesn't match the existing house it will be in keeping once development is completed. The front section and the proposed rear extension will be made of a cedar cladding and the the rest of the house will be render off white. The roof will be made of Marley Modern roof tiles in grey. The windows and the doors will be made of aluminium/uPVC in grey as well. The soffits, facies and guttering will also be changing to anthracite grey. Whilst this is not keeping with the dwelling they will be changing the dwelling itself to all of this and therefore it will match the house. It could be considered that this is not in keeping with dwellings in this area and that it could therefore stand out, however they are other houses in this area that are not red brick with white uPVC windows and doors so it will not be a complete outlier in this area.

There will be alterations taking place internally as part of the extension. The double garage at the front of the dwelling is being altered to a single garage to create more space in this area. Internally, the development is aimed to create a large open space for accommodating kitchen with an open plan breakfast area and snug at the rear which has a set of bi-fold doors to connect it into the lounge. The current lobby/utility with a pantry and WC will become a workshop with a set of doors to allow access outside, the utility will be moved into the extension on the rear east side to also include the pantry and WC. On the first floor there will be some changes in the layout, the en-suite in the master bedroom will be extended to create more space. A bedroom at the rear will be changed into a bathroom with an AC adjacent to it, by removing this bedroom is creates an access into the master bedroom as the old access involved going through a bedroom at the front. This old access will be blocked up. Externally there will be changes to the garage and materials of the existing dwelling as previously mentioned. All the windows and doors on the dwelling will be replaced with aluminium / uPVC and will be grey in colour.

The overall design of the extension is in keeping with the area, therefore this is considered to be appropriate in accordance to Policies 2 & 3 of the SELLP and Section 12 of the NPPF.

Impacts Upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The extension and alterations will cause no real overlooking concerns. The windows on the extension will be facing the rear, in this direction there is an existing fence with some trees on the neighbouring side. Based on the nature of the proposal and the height/size there will be no overlooking in this direction. To the east there is the addition of a window with a set of bi-fold doors, however as these are on the ground floor there will be no overlooking concerns. Following a site visit it was noticed that there is a low fence on the western side of the extension, however there will be no windows in this direction either so there should be no issues with overlooking.

There is a distance of 14.3m to the northern boundary which is an adequate distance to prevent any form of overshadowing that may occur. To the east there is a distance of 4.5m, the proposed extension won't be much higher than the existing fence on this side and therefore there will be minimal overshadowing especially when the distance to the boundary is considered. There could be some concern regarding overshadowing to the west as there is a distance of only 2.27m and the fence on this side of the development is much lower than the other boundary treatments on site. However, there are also some trees in the neighbouring garden which will block the majority of the development and therefore shouldn't cause any new overshadowing from the proposal.

Parking Provision

Policy 36, Appendix 6 of the SELLP 2019 sets out the minimum requirements for car parking provision. No. 3 spaces must be provided within the curtilage for dwellings up to 4 bedrooms. The drive at the front is clearly sufficient to accommodate for the number of vehicles and ensure safe access and egress.

Planning Balance

The proposed single storey rear extension and alterations will not materially harm the character or appearance of the area.

There would be minimal impact of overshadowing onto neighbouring properties as this extension is single storey. It also won't be considered to be overbearing on the area. The overall design and material of the walls will be different to what is currently there and different to other neighbouring properties however this isn't a big impact upon the locality of the area.

This proposal is therefore considered to be in accordance with Policies 2, 3 & 36 Appendix 6 of the SELLP and Section 12 of the NPPF.

Conclusion

The recommendation is therefore for a delegated approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be

balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.